



17 Livingstone Road

Kings Heath, Birmingham, B14 6DJ

Offers Over £475,000



****DETACHED FAMILY HOME IN PRIME KINGS HEATH LOCATION WITH THREE BEDROOMS AND A LOFT ROOM WITH NO UPWARD CHAIN**** We are delighted to offer to the market this three bedroom detached family home requiring some modernising and updating. On the popular Livingstone Road, it is well situated for local Schools and offers close links to nearby Kings Heath High Street with all of its associated amenities; including coffee shops, cafes, bars, restaurants and shopping facilities and good transport links into the City Centre. The property benefits from central heating and double glazing (where stated.) The accommodation briefly comprises; front garden, porch, hallway, open plan living/dining room, downstairs WC, kitchen, utility, conservatory and access to a lovely rear garden. To the first floor there are three bedrooms and a shower room and a further staircase leading to a useable loft room. Energy Efficiency Rating E. To arrange your viewing to fully appreciate this lovely home, please contact our Moseley office.



Approach

The property is approached via a low level wall with wrought iron gates leading to paved pathway and paved parking area, a selection of plants, shrubs and hedgerows leading to a wooden gate giving access to the rear garden and a double glazed door with stained glass insets with accompanying side windows opening into:

Porch

With parquet flooring, wall mounted light point and single glazed opaque wooden front entry door with single glazed stained glass window above opening into:

Hallway

With parquet flooring, central heating radiator, decorative cornice to ceiling, two ceiling light point with ceiling rose, glazed door giving access to a storage cupboard housing meters, stairs with decorative balustrades gives rise to the first floor, stairs leading down into ground floor WC and single glazed doors with frosted glazed windows doors opening into::

Open Plan Living and Dining Room

29'2" max into bay x 10'4" min x 12'3" max (8.90 max into bay x 3.16 min x 3.75 max)

With double glazed bay window to the front aspect, double glazed doors giving access to the rear garden, two ceiling light points with ceiling roses, cornice to ceiling, feature fireplace with tiled surround and mantle piece and further glazed door opens back out into the hallway.

Ground Floor WC

5'4" x 2'8" (1.65 x 0.83)

With opaque double glazed window to the side aspect,

low flush WC, wall mounted sink with two taps over, light point, tiled surround and lino to flooring.

Kitchen

14'4" x 10'0" (4.39 x 3.05)

With tiling to flooring, central heating radiator, a selection of built-in wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, built-in cooker and microwave, five ring burner gas hob with extractor over, strip ceiling light point, two double glazed windows overlooking the side conservatory. tiling to splash backs, tongue and groove panelling to walls, breakfast bar area and bi-folding doors opening into:

Utility

10'0" x 5'9" (3.05 x 1.77)

With tiling to flooring, tiled surround, wall mounted 'Worcester Bosch' boiler, wall and base units with marble effect work surfaces, ceiling light point, glazed window with an accompanying single glazed wooden framed door opening into:

L-Shaped Conservatory

6'7" min x 24'5" x 17'7" max (2.02 min x 7.45 x 5.38 max)

With tiling to flooring, wall mounted light point, unit with Belfast sink with two taps over, ceiling light point with fan, door opening into storage cupboard with ceiling light point and providing useful storage, double glazed windows surround, double glazed doors to the rear and double glazed door giving access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed opaque window to the side aspect,

further double glazed window, dado rail, loft access with pull down ladder (not inspected), central heating radiator, two ceiling light points, stairs giving rise to the loft room, separate loft hatch and doors opening into:

Bedroom One

14'9" x 12'10" (4.52 x 3.92)

With central heating radiator, two double glazed sash windows to the front aspect, built-in wardrobes and ceiling light point.

Bedroom Two

12'4" x 12'11" (3.76 x 3.94)

With double glazed sash windows to the rear aspect, ceiling light point, coving to ceiling, built-in wardrobes and central heating radiator.

Bedroom Three

10'1" x 7'8" (3.08 x 2.36)

With double glazed window to the rear aspect, single glazed window to the side aspect, ceiling light point and central heating radiator. cornice to ceiling and doors opening into wardrobes.

Shower Room

6'9" x 6'10" (2.07 x 2.10)

With ceiling light point, lino to flooring, tiled surround, shower cubicle with shower attachment, push button low flush WC, sink in vanity unit with mixer tap; over and opaque double glazed window to the side aspect.

Loft Room

16'4" x 15'11" with restricted head height (5 x 4.86 with restricted head height)

From first floor landing stairs gives rise to the loft room with eaves storage, two central heating radiators, double glazed opaque window to the side aspect, Velux window and feature circular single glazed window to the side aspect, ceiling light point and ceiling spotlights.

Rear Garden

With paved patio area with steps leading down to further paved patio which leads to mature lawn turfed area to the rear with mature trees and shrubs surround, a pond and fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 17, Livingstone Road Kings Heath, Birmingham, B14 6DJ is band D and the annual Council Tax amount is approximately £2,083.76 subject to confirmation from your legal representative.





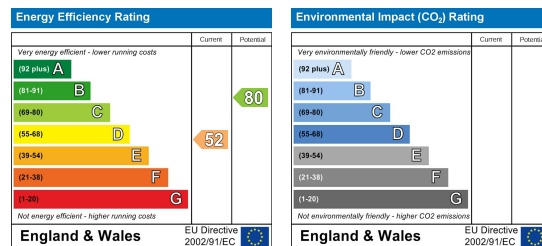
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.